

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

August 2, 2023 8:11:35 AM

Book: 6051 Page: 175 - 177 #Pages: 3

Fee: \$26.00

NC Rev Stamp: \$980.00

Instrument# 2023010326

**GENERAL WARRANTY DEED  
TITLE NOT EXAMINED OR CERTIFIED BY PREPARER**

REVENUE: \$980.00

PARCEL ID: 20210631

PREPARED BY:  
Hutchens Law Firm LLP  
4317 Ramsey Street, Fayetteville, NC 28311

RETURN TO:  
Sandhills Law Group  
175 E. New Hampshire Avenue, Southern Pines,  
NC 28387

File No.: RAM1357242

This instrument prepared by: Susan R. Benoit, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 48, "Brookwood Subdivision, Phase 2 East"

**NORTH CAROLINA  
COUNTY OF MOORE**

THIS DEED made this 9th day of May, 2023, by and between

Grantor	Grantee
<b>Caviness Land Development Inc., a North Carolina corporation, Mailing Address: 1041B Robeson St., Fayetteville, NC 28305</b>	<b>Matthew S. Bodnar and spouse Mallory J. Bodnar, Mailing Address: 243 Enfield Drive, Carthage, NC 28327</b>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

submitted electronically by "Van Camp, Meacham & Newman, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Moore County Register of Deeds.

## WITNESSETH

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Carthage, Moore County, North Carolina and more particularly described as follows:

**Being all of Lot 48 in a subdivision known as "Brookwood Subdivision, Phase 2 East" according to a plat recorded in Plat Cabinet 19, Slide 131, Moore County Registry, North Carolina.**

**Parcel No. 20210631**

**Property Address: 243 Enfield Drive, Carthage, NC 28327**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 5765 and Page 212**, Moore County Registry, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein described WAS NOT the principal residence of the Grantors.

Caviness Land Development Inc.

BY: Janine Lightner  
Janine Lightner, Agent

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STATE OF NORTH CAROLINA  
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Janine Lightner

This the 17<sup>th</sup> day of May, 2023.

Cynthia L. Jacobs  
Notary Public

My Commission Expires: 02/21/2027

